

MINUTES OF A REGULAR MEETING OF THE RESOURCE CONSERVATION COMMISSION

April 7, 2003

Ken Lee Building Conference Room
430 "F" Street

MEETING CALLED TO ORDER by Chair Teresa Thomas at 6:30 p.m.

ROLL CALL/MOTION TO EXCUSE

MEMBERS PRESENT: Chair Teresa Thomas, Vice-Chair Doug Reid, Commissioners Juan Diaz, Stanley Jasek, Pamela Bensoussan (6:34) and John Chávez (6:56)

STAFF PRESENT: Marilyn Pongeggi, Environmental Review Coordinator
Maria Muett, Associate Planner
Mary Venables, TEP in Advance Planning
Mark Stephens, Principal Planner
Linda Bond, Recording Secretary

OTHERS PRESENT: Lee Bates, MAAC Project

APPROVAL OF MINUTES: March 3, 2003

MSC (Reid/Jasek) to approve the minutes of March 3, 2003 as submitted. **Vote:** (4-0-0-2) with Bensoussan and Chávez absent.

ORAL COMMUNICATIONS: None.

NEW BUSINESS

1. IS-03-008 – Seniors On Broadway, 825-841 Broadway

Ms. Maria Muett (*Associate Planner*) reported that the proposed 1-acre project site is located on an undeveloped parcel at Broadway and Sierra Way. The proposed mixed-use commercial/residential project will consist of 41 one-bedroom units affordable to very low-income seniors and one two-bedroom manager's unit within a three-story building. Commercial/retail space and a community common area for the residents are proposed on the ground floor. A kiosk is proposed at the northwest corner of the parking lot to accommodate MAAC social service staff offering assistance to seniors. An underlying theme of the project is to link senior citizens and the adjacent charter school students: "Generations Together". Proposed on-site parking is 45 spaces. The two existing driveways on Broadway would be relocated

off of "K" Street. Based upon the projected level of traffic generation and the level of service on this segment of Broadway, a traffic study was not required.

Commission Comments

Chair Thomas asked about the history of the land. Vice-Chair Reid indicated that it had once been a nursery. Ms. Muett indicated that the applicant did a Phase I study, and there were no environmental alerts.

Chair Thomas asked where the bus stop was located. She was concerned that the seniors might be isolated. Ms. Muett indicated that MTS Route 932 traverses north/south on Broadway and does stop in front of the site. She believed there was a Chula Vista Transit bus stop located on "K" Street. In addition, shuttle service would be provided to the residents. Ms. Marilyn Pongeggi (*Environmental Review Coordinator*) stated that, if there was concern about transit on Broadway, the Commission could take a secondary motion.

Vice-Chair Reid and Commissioner Jasek were concerned about the number of parking spaces given the number of units and possible commercial/retail uses. Ms. Pongeggi indicated that parking was a Planning Commission and City Council issue. Mr. Lee Bates (*MAAC Project, 22 West 35th Street, National City, CA 91950*) stated that it would be desirable if the commercial/retail consisted of compatible uses.

Vice-Chair Reid wanted to know what happens between the building, parking and the kiosk. Mr. Bates indicated that it is a wall. There is no curb cut on Broadway.

Commissioner Diaz asked if there was access from the complex to the charter school during off hours. Mr. Bates responded in the affirmative and stated that the "Generations Together Community Center", which will bring senior residents and students together, is located on the first floor.

MSC (Jasek/Chávez) that the RCC determined that the Initial Study is adequate and the Negative Declaration be adopted.

Discussion

Chair Thomas asked that the minutes reflect her concerns regarding transit availability.

Vote: (6-0-0-0)

Ms. Pongeggi suggested that the RCC discuss the following two items at the same time.

2. Preservationist of the Year

3. Environmentalist of the Year

Ms. Pongeggi indicated that there was extensive publicity about the two awards this year, but that staff had received only one nominee (Joyce Remp) for the Environmentalist of the Year. Ms. Pongeggi stated that the Commissioners should let her know if they have suggestions for publicizing the awards next year. Chair Thomas suggested publicizing in the "Spotlight".

Commission Comments

Chair Thomas indicated that she knows Charles Gailband; that he takes this award seriously. Based upon his description of Joyce Remp, she seems to be a worthy candidate.

Commissioner Bensoussan asked if anyone had any ideas for Historic Preservationist. She was thinking of the possibility of La Bella's Pizza. They have done some façade renovation and have maintained that historic building for decades. Ms. Pongeggi stated that the Commission might want to toss around some names and then have one of the Commissioners prepare a justification.

Commissioner Bensoussan said she would write something up for La Bella's. If someone comes up with another suggestion, they can write that up. Ms. Pongeggi indicated that "Historic Preservationist of the Year" would be placed on the next agenda.

MSC (Thomas/Bensoussan) to nominate Joyce Remp as Environmentalist of the Year. **Vote:** (6-0-0-0)

Commissioner Bensoussan wanted to make a nomination for the Beautification Awards. Ms. Pongeggi stated that she did not know how nominations were processed, but that she would give Commissioner Bensoussan the telephone number of Ms. Ann Pease (*Associate Planner*) who oversees that process.

INFORMATION ITEM

4. Water Conservation Plan Guidelines

Ms. Mary Venables (*TEP in Advance Planning*) stated that the RCC and Planning Commission previously held a joint meeting where water conservation plans and guidelines and the direction the City was moving were discussed. Since that time, the City has performed a pilot study, which involved three projects in Eastern Chula Vista. Ultimately, the results (guidelines) will be taken forward to the Planning Commission and City Council for adoption. Ms. Venables gave a PowerPoint presentation on water conservation covering the following points:

- Water Conservation Plan Requirements

- Water Conservation Pilot Program
- Water Conservation Plan Guidelines
- Water Conservation Plan Outline
- Residential Conservation Measures
- Residential Outdoor Conservation Measures
- Residential Indoor Conservation Measures
- Optional Residential Conservation Measures
- Non-residential Conservation Measures
- Non-residential Outdoor Conservation Measures
- Non-residential Indoor Conservation Measures
- Optional Non-residential Conservation Measures
- Non-residential Water Demand Equivalencies

Commission Comments

Commissioner Jasek found it hard to believe that gray water usage in residential new construction was not cost effective. Ms. Venables indicated that the Health Department has concerns.

Commissioner Jasek stated that there must be some way to use roof runoff water. Chair Thomas reiterated that concept.

Chair Thomas asked about underground emergency water storage tanks. Commissioner Diaz stated that Otay Water District has already installed such tanks.

ENVIRONMENTAL REVIEW COORDINATOR COMMENTS: None.

CHAIR COMMENTS

Chair Thomas announced that a Town Hall meeting regarding the General Plan Update (GPU) was going to be held at Bonita Vista High School on June 21, 2003 from approximately 9:00 a.m. to noon. Prior to that, on June 11, 2003, the General Plan Update would be presented to the Planning Commission, which she encouraged the RCC members to attend.

Chair Thomas, basically, gave a status report of the GPU Steering Committee and Environment, Open Space & Sustainable Development Subcommittee.

COMMISSIONER COMMENTS

Commissioner Bensoussan asked if the RCC would be able to comment on the Rohr Manor and Olde Adobe Study or get a status report before anything was physically done. Ms. Pongeggi stated that she could check into that with Mr. Andy Campbell (*Director of Building and Park Construction*) and place it on an upcoming RCC agenda. She had advised Mr. Campbell that, if anything was going to be done physically to the building, he needed to be aware that it is an historic site.

Commissioner Bensoussan announced that the Historic Home Tours would be June 14 and 15 this year. So far there are six houses, which are all designated, most of which are in the Hilltop/Pepper Tree area.

Commissioner Chávez had a question from the member of the public who addressed the RCC a few months ago about the trees in Friendship Park. She wanted to know if the trees were now protected in perpetuity. Ms. Pongeggi thought she should be directed to Mr. Andy Campbell on that.

Commissioner Bensoussan asked about the report regarding historic designation for Friendship Park and if someone was on top of it. Ms. Pongeggi responded in the affirmative and indicated that the report was on track with the General Plan Update.

The Commissioners and Ms. Pongeggi discussed what was going to the GPU Steering Committee and Environment, Open Space & Sustainable Development Subcommittee. Chair Thomas asked if staff could present the Vision Statement.

ADJOURNMENT: Chair Thomas adjourned the meeting at 8:19 p.m. to a regular meeting on Monday, April 21, 2003, at 6:30 p.m. in the Ken Lee Building Conference Room, 430 "F" Street, Chula Vista, CA 91910.

Prepared by:

Linda Bond
Recording Secretary